Design Adjustment Application



The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

	Project Name Smokey Hollow					
PROJECT	Case Number SR-53-16					
-	Transaction Number 499881					
ER	Name WK Smokey Hollow, LLC					
OWNER	Address 4321 Lassiter at Nort					
0	State NC Zip Code 27609		PI	Phone 919-369-4096		
b	Name David Parker	Firm Kane Realty Corporation				
CONTACT	Address 4321 Lassiter at North	0 City Raleigh				
8	State NC	Phone 919-369-4096				
	I am seeking a Design Adjustment from the requirements set forth in the following:					
	UDO Art. 8.3 Blocks, Lots, Acce	- See page 2 for findings				
	UDO Art. 8.4 New Streets		- See page 3 foi	findings		
	UDO Art. 8.5 Existing Streets		- See page 4 foi	findings		
Ħ	Raleigh Street Design Manual		- See page 5 foi	findings		
REQUEST	Provide details about the request	t; (please attach a mo	emorandum if a	dditiona	I space is needed):	
ĭEQ.	This is a request to provide 4' x 16' stre					
	Street Design Manual.					
le in el	a vacagnethility, of the continue to our				danating of their names	
	ne responsibility of the applicant to pro cant must be the Property Owner.	vide all pertinent imorr	nation needed to	r the cons	deration of this request.	
	and the troperty of the tr					
By sig	gning this document, I hereby acknow	owledge the informa	tion on this app	lication is	, to my knowledge, accurate.	
7	1/1-1/2				2/6/18	
Own	er/Owner's Representative Signatu	re 🧪			Date	
CHE	CKLIST					
Signed Design Adjustment Application						
Page(s) addressing required findings					✓ Included	
Plan(s) and support documentation					✓ Included	
Nota	ry page (page 6) filled out; Must	be signed by proper	ty owner		✓ Included	
	Class stamped and addressed en				✓ Included	
	nit all documentation, with the exc	eption of the require	ed addressed ei	nvelopes	and letters to	
	nadjustments@raleighnc.gov.					
	er the addressed envelopes and le					
	lopment Services, Development En	gineering				
	Exchange Plaza, Suite 500					
	gh NC, 27601					
For	Office Use Only	RECEIVED DATE: 2	/6/2018	DA -	1 - 2018	

Raleigh Street Design Manual Administrative Design Adjustment Findings



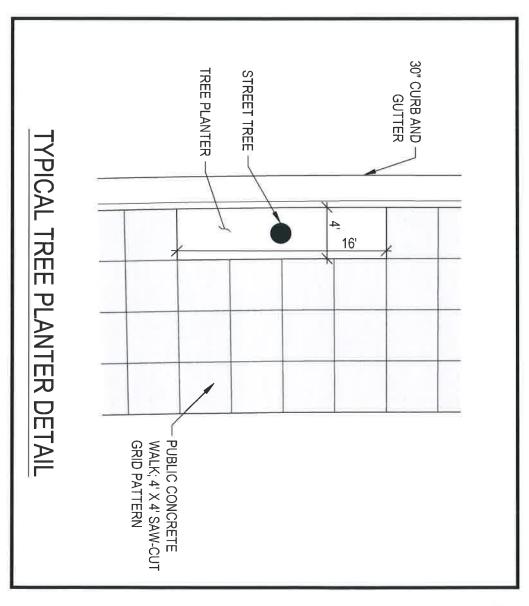
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

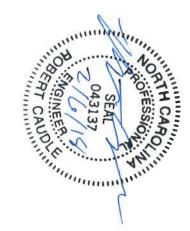
ad	justment, subject to all of the following findings. Describe how each item is met:
Α.	The requested design adjustment meets the intent of the Raleigh Street Design Manual;
	The proposed 4' x 16' street tree planters will provide a larger area to accommodate growth than the typical 4' x 6' street tree grates. The proposed street tree planters are consistent with the cross-sectional dimensions specified in the Street Type Overview section of the Raleigh Street Design Manual.
В.	The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
	The proposed street tree planters will have no effect on the Comprehensive Plan and adopted City plans.
C.	The requested design adjustment does not increase congestion or compromise safety; There will be a 12' clearance behind the proposed street tree planters.
D.	The requested design adjustment does not create additional maintenance responsibilities for the City; and
	The proposed street tree planters eliminates cost and maintenance responsibilities of metal grates. No additional maintenance responsibilities will be required.
Ε.	The requested design adjustment has been designed and certified by a Professional
	Engineer.
	A Professional Engineer has designed and certified the requested design adjustment (see plans).

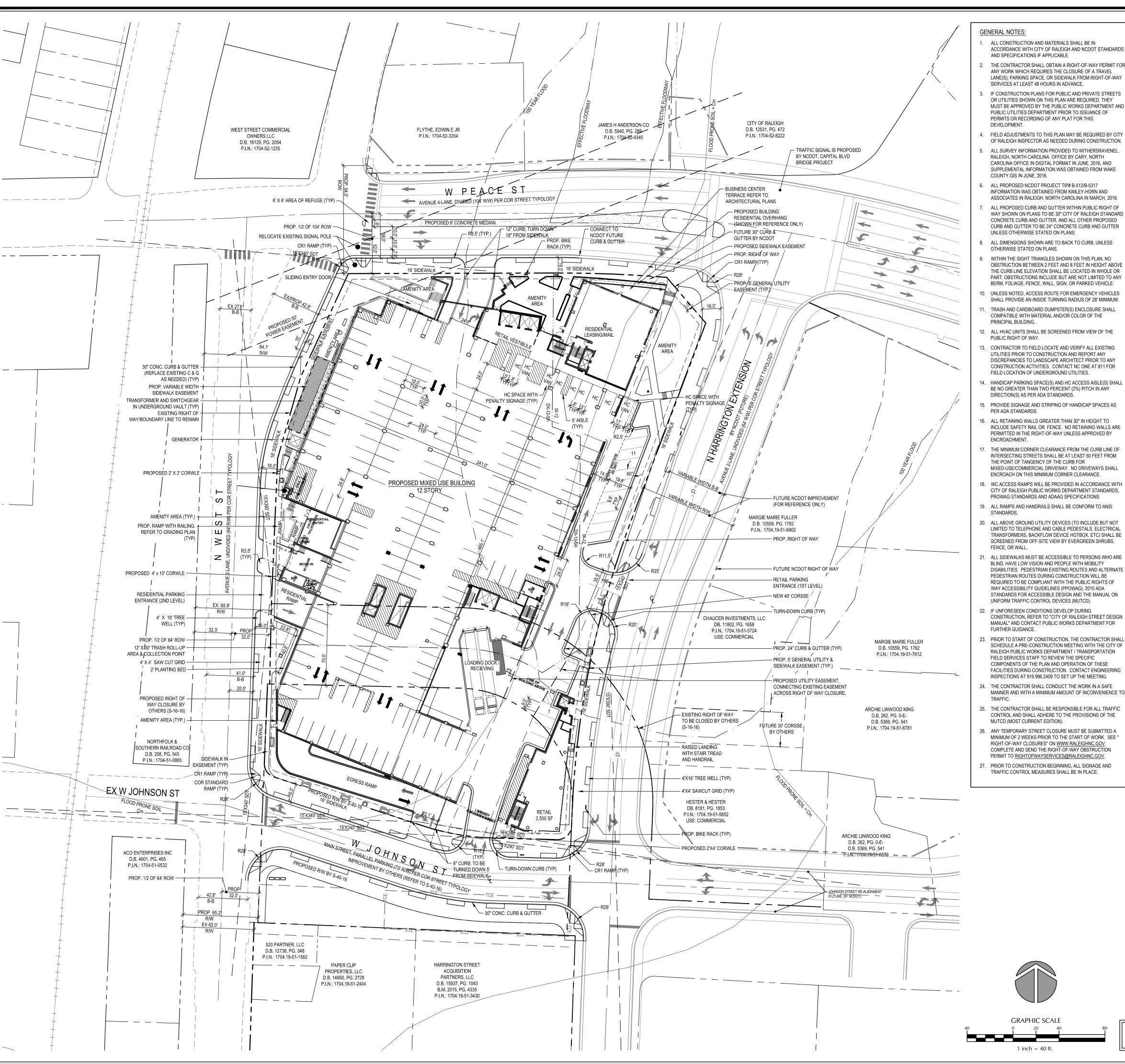
Individual Acknowledgement



STATE OF NORTH CAROLINA COUNTY OF Wake	INDIVIDUAL
I, Nicole C Allamon Robert Candle acknowledged the due execution	personally appeared before me this day and
C. AL	February, 2018.
My Comm. Exp. SEA4-25-2022	Notary Public Mirole C. allamon
My Commission Expires: $\frac{4}{25}$	12022







- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS
- OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION. ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN JUNE, 2016, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE
- ALL PROPOSED NCDOT PROJECT TIP# B-512/B-5317 INFORMATION WAS OBTAINED FROM KIMLEY-HORN AND ASSOCIATES IN RALEIGH, NORTH CAROLINA IN MARCH, 2016.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK TO CURB, UNLESS OTHERWISE STATED ON PLANS.
- THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE. D. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE
- 12. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE
- 13. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- 15. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS
- 16. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY
- INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- 18. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS,
- 19. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI
- 20. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS,
- 21. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON
- 22. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR
- 23. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- 24. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO
- 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- 26. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE " RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION
- PERMIT TO <u>RIGHTOFWAYSERVICES@RALEIGHNC.GOV</u>. 27. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND

	SMOKFY I	SITE DATA FO HOLLOW (WR Projec)109)						
	J.MORET I	DATA: 02/08/2		,						
SITE	DATA	5, 11, 11, 02, 00, 2								
	RESS(ES)	413 417 421 8	. 435 W. PFΔCF S	TREET 620 N WEST	STREET					
ADDI	ness(es)		413, 417, 421, & 435 W. PEACE STREET, 620 N. WEST STREET,							
DININ	NUMBER(S)		512 N HARRINGTON STREET, 600-614, 620 N. WEST, 318 W JOHNSON							
ZONING(S)			1704.19-52-5033, 1704.19-52-4035, 1704.19-52-3046, 1704.19-52-2047							
		DX-12-SH & IX-:	1704.19-51-4878, 1704.19-51-2665, 1704.19-51-2991							
	RLAY DISTRICT	N/A	12							
	GROSS ACREAGE	4.19 AC								
	POSED R/W DEDICATION	0.74 AC								
	NET ACREAGE		3.45 AC							
	TING USE	COMMERCIAL								
	POSED USE									
	POSED RETAIL SPACE TOTAL		MIXED USE (RETAIL & RESIDENTIAL USE) 51,315 SF 48.765 SE							
1 1101	MAIN RETAIL (GROSS)	48,765 SF								
	MINOR RETAIL (GROSS)	2,550 SF								
PROF	POSED RESIDENTIAL UNIT TOTAL	433 DU								
	STUDIO	119 DU								
	1 BEDROOM	175 DU								
	2 BEDROOM	115 DU								
	3 BEDROOM	24 DU								
PROF	POSED DENSITY	125.5 DU/	/AC							
		<u> </u>	UIRED OR MAX.	ALLOWED	PROVIDED)				
	UDO Art. 3.2 Base Dimensional Standards									
	UDO Sec. 3.2.6 Mixed Use Building									
A	LOT DIMENSIONS									
A3	OUTDOOR AMENITY AREA (MIN)	3.45 x	10% =	0.35 AC	15,250 SF	0.35 /				
7.5	SEATING (1 LF OF SEATING PER 50 SF)	15,250 /	50 =	305.00 LF	13,230 31	0.33 /				
В	BUUILDING/STRUCTURE SETBACKS	13,230 /	30 -	303.00 Li						
B1	FROM PRIMARY STREET (MIN) - DX			3 FT		3 1				
B2	FROM SIDE STREET (MIN) - DX			3 FT		3 1				
B2	FROM SIDE STREET (MIN) - IX			5 FT		5 F				
C	PARKING SETBACKS			311						
C1	FROM PRIMARY STREET (MIN)			10 FT		10 F				
C2	FROM SIDE STREET (MIN)			10 FT		10 F				
<u></u>	UDO Art. 3.3 HEIGHT REQUIREMENT			1011		10 1				
Α	MAX HEIGHT									
A1	BUILDING HEIGHT (MAX STORIES)			12 ST		12 9				
A2	BUILDING HEIGHT (MAX FEET)			150 FT		145				
D D	MASSING			150 1 1		145				
C1	3RD - 7TH STORY STEPBACK (MIN)			12 FT		0 1				
	UDO Art. 7.1 PARKING			22.1.						
	UDO Sec. 7.1.2 REQUIRED PARKING									
	VEHICLE PARKING (MIN)									
	IX RESIDENTIAL									
	STUDIO (1 SPACE PER UNIT)	16 x	1 =	16 SP						
	1 BEDROOM (1 SPACE PER UNIT)	7 x		7 SP						
	2 BEDROOM (2 SPACES PER UNIT)	18 x		36 SP						
	3 BEDROOM (3 SPACES PER UNIT)	9 x		27 SP						
	GUEST PARKING (1 SPACE PER 10 UNITS)	50 ÷		5 SP						
	SUBTOTAL		10 -	91 SP						
	DX RESIDENTIAL			J. J.						
	1 SPACE PER DWELLING UNIT	383 x	1 =	383 SP						
	16 DWELLINGS ARE EXEMPT			16 SP						
	SUBTOTAL			367 SP						
	RESIDENTIAL TOTAL			458 SP						
	COMMERCIAL (RETAIL)			.30 5,						
	30,000 SF of Retail is Exempt	51,315 -	30000 =	21,315						
		· ·	500 =							
						727 :				
		-30.0 T	72.0 -	301 31		(24 HC)				
	SHORT-TERM BICYCLE PARKING (MIN)					(2-7110)				
	· · ·									
	•	∆33 /	20 =	21.7 SP						
	COMMERCIAL (RETAIL)	133 /								
	1 SPACE PER 500 SF OF GROSS FLOOR TOTAL VEHICLE PARKING REQUIRED (MIN) SHORT-TERM BICYCLE PARKING (MIN) RESIDENTIAL (MUTI-UNIT LIVING) 1 SPACE PER 20 UNITS, MIN 4 COMMERCIAL (RETAIL)	21,315 / 458.0 +		42.6 SP 501 SP 21.7 SP						

51,315 / 5,000 = **10.3** SP

SITE DATA FOR

WHEEL CHAIR RAMP NOTES:

SPACE PER 5000 SF OF GROSS FLOOR

TOTAL BICYCLE PARKING REQUIRED (MIN)

COMMERCIAL (RETAIL)

- ALL WHEEL CHAIR RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO
- POWER POLES WHICH MAY CONFLICT WITH FIELD LOCATED WHEEL CHAIR RAMPS ARE TO BE RELOCATED BY APPROPRIATE
- WHEEL CHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH PUBLIC WORKS TRANSPORTATION STANDARD T-20.01.1, T-20.01.02, T-20.01.03, &

ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH NCDOT STANDARD SPECIFICATIONS AND DETAILS.

SITE LIGHTING NOTES:

ISSUANCE OF BUILDING PERMIT.

- 1. ALL LIGHTING SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH UDO SECTION 7.4 AND CITY OF RALEIGH STANDARD SPECIFICATION AND DETAIL 2. NO POLE-MOUNTED LIGHTING IS PROPOSED AS PART OF THE CONCURRENT
- 3. THE FUTURE ADDITION OF POLE-MOUNTED LIGHTING SHALL REQUIRE
- DOCUMENTATION OF COMPLIANCE WITH APPLICABLE CODE REQUIREMENTS. 4. SITE AREA LIGHTING WILL BE PROVIDED BY BUILDING-MOUNTED LIGHT
- 5. CONFORMANCE WITH UDO SECTION 7.4 SHALL BE DOCUMENTED PRIOR TO

CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal Laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, state or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION FIELD SERVICES

KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE

URBAN FORESTRY SITE ACCESSIBILITY_

SM SM

01/06/2017

13039

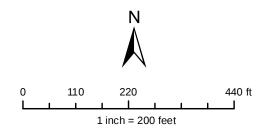
PER COR COMMENTS 02/08/1 FINAL SUBMITTAL 04/20/1 CONCURRENT REVISION 01/16/18

C2.0

PIN	Real Estate ID	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Deed Book	Deed Page	Site Address	City
1704418713	71379	GLENWOOD HOSPITALITY ASSOC LLC	PO BOX 30803	GREENVILLE NC 27833-0803		13834	1622	510 W JOHNSON ST	RALEIGH
1704418855	36885	JT HOBBY & SON INC	PO BOX 18506	RALEIGH NC 27619-8506		14231	705	508 W JOHNSON ST	RALEIGH
1704419906	36884	CLAREMOUNT REAL ESTATE LLC	191 CHAMBERLAIN ST	RALEIGH NC 27607-7307		12922	1110	506 W JOHNSON ST	RALEIGH
1704429037	36580	BARTHALMUS PROPERTIES LLC	507 W PEACE ST STE 101	RALEIGH NC 27603-1101		15633	942	507 W PEACE ST	RALEIGH
1704510532	55552	509 WEST LLC	603 GLENWOOD AVE	RALEIGH NC 27603-1223		16884	1297	509 N WEST ST	RALEIGH
1704510865	121297	NORTHFOLK & SOUTHERN RAILROAD CO	110 FRANKLIN RD SE	ROANOKE VA 24042-0002		208	545	501 W PEACE ST	RALEIGH
1704511469	30791	520 PARTNERS LLC	1331 DUPLIN RD	RALEIGH NC 27607-3720		12738	348	520 N WEST ST	RALEIGH
1704511562	61344	520 PARTNERS LLC	1331 DUPLIN RD	RALEIGH NC 27607-3720		12738	348	0 N WEST ST	RALEIGH
1704512404	60194	PAPER CLIP PROPERTIES LLC	1900 CAMERON ST	RALEIGH NC 27605-1307		14590	2729	516 N WEST ST	RALEIGH
1704512525	447637	WK SMOKEY HOLLOW LLC	4321 LASSITER AT NORTH HILLS AVE	STE 25	RALEIGH NC 27609-5780	16291	1755	524 N WEST ST	RALEIGH
1704513430	77460	WK SMOKEY HOLLOW 2 LLC	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5780		16995	1031	441 N HARRINGTON ST	RALEIGH
1704514896	447636	WK SMOKEY HOLLOW LLC	4321 LASSITER AT NORTH HILLS AVE	STE 25	RALEIGH NC 27609-5780	16291	1755	512 N HARRINGTON ST	RALEIGH
1704515431	25861	436 PTNR LLC	3428 DOYLE RD	RALEIGH NC 27607-3302		14547	1604	436 N HARRINGTON ST	RALEIGH
1704515652	42646	CHAUCER INVESTMENTS LLC	3111 GLENWOOD AVE	RALEIGH NC 27612-5006		16635	2093	312 W JOHNSON ST	RALEIGH
1704515724	43838	CHAUCER INVESTMENTS LLC	3111 GLENWOOD AVE	RALEIGH NC 27612-5006		16647	2355	506 N HARRINGTON ST	RALEIGH
1704516902	58355	FULLER, MARGIE MARIE	PO BOX 804	WENDELL NC 27591-0804		10559	1762	407 W PEACE ST	RALEIGH
1704521235	4755	WEST STREET COMMERCIAL OWNERS LLC	JAMES BAKER	PO BOX 33279	RALEIGH NC 27636-3279	16129	2054	500 W PEACE ST	RALEIGH
1704521386	4754	WEST STREET COMMERCIAL OWNERS LLC	MR JAMES BAKER	PO BOX 33279	RALEIGH NC 27636-3279	16129	2050	707 N WEST ST	RALEIGH
1704523204	22819	RALEIGH DEVELOPMENT COMPANY II LLC	333 FAYETTEVILLE ST STE 100	RALEIGH NC 27601-1882		16727	334	424 W PEACE ST	RALEIGH
1704523300	39523	RALEIGH DEVELOPMENT COMPANY II LLC	333 FAYETTEVILLE ST STE 100	RALEIGH NC 27601-1882		16727	334	708 N WEST ST	RALEIGH
1704524340	1833	NC DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CTR	RALEIGH NC 27699-1500		16505	2319	418 W PEACE ST	RALEIGH
1704525052	447635	WK SMOKEY HOLLOW LLC	4321 LASSITER AT NORTH HILLS AVE	STE 25	RALEIGH NC 27609-5780	16291	1755	413 W PEACE ST	RALEIGH
1704528222	102572	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590		12531	472	1027 N WEST ST	RALEIGH



Smokey Hollow Design Adjustment Map



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